



Zoning Board of Appeals

505 Travis Street Room 440 SHREVEPORT, LOUISIANA 71101

DEADLINE FOR FILING PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE THE MEETING; AFTER THIS DATE AND TIME, INFORMATION MAY BE SUBMITTED AT THE MEETING.

On the date of the public hearing, a guided tour of most of the sites is provided for the Board members.

If you are interested in more information about the tour please contact the

Planning Director at 673-6474 at least 72 hours prior to the public hearing date.

If no tour is scheduled, the members will meet for lunch in the MPC Conference Room prior to the public hearing.

AGENDA

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS

PUBLIC HEARING – APRIL 10, 2013 – 1:00 P.M.

GOVERNMENT PLAZA CHAMBERS – 505 TRAVIS STREET

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PUBLIC HEARING

CITY COUNCIL DISTRICT A/McCULLOCH

1. **CASE NO. BAC-38-13:** Fullerton District: 3/Williams ERH PROPERTY, L.L.C. Eric Hall

West side of Fullerton Street. 1,075' south of Hearne Avenue

Variance in the off-street parking requirement in an I-2 District

Office/warehouse development

APPROVED WITH STIPS

2. **CASE NO. BAC-39-13:** 1548 Madison District: 3/Williams K & H FOOD & GROCERY Wael Karakra

NW corner of Madison Avenue and Laurel Street

Special Exception Use in a B-3 District

Package beer sales

DENIED (VOTE 4-1)

CITY COUNCIL DISTRICT B/EVERSON

3. **CASE NO. BAC-40-13:** 3302 Mansfield Rd District: 5/Bowman SHREVEPORT MANOR NURSING HOME Same

West side of Mansfield Road 400' north of Claiborne Avenue

Variance in the front yard setback in a B-3 District

Porte-Cochere

APPROVED WITH STIP

CITY COUNCIL DISTRICT C/O JENKINS

4. **CASE NO. BAC-41-13:** 779 S'port-Barksdale Hwy. District: 4/Linn WINGSTOP

Old River Marketplace Limited Partnership

Located within Old River Marketplace

Special Exception Use in a B-3 District

Wingstop with the on-premise consumption of beer (low alcoholic content beverages)

APPROVED WITH STIPS

CITY COUNCIL DISTRICT D/CORBIN

5. **CASE NO. BAC-42-13:** 1505 E. Bert Kouns Ind'l Loop District: 9/Thibodeaux BILL McFADDEN Christus Health Northern Louisiana

SE corner of Bert Kouns Industrial Loop and Millicent Way

Variance if off-street parking in a B-3 District

Walgreens Drug Store

APPROVED WITH STIP

PARISH COMISSION DISTRICT 12/EPPERSON

6. **CASE NO. BAP-7-13:** 7060 Broadacres District: 12/Epperson KENDALL V. HOLLEY Patsy Ruth Neyland

West side of Broadacres Road 650' south of W. 70th Street

Special Exception Use in an R-A District

Church

APPROVED WITH STIP

◆◆◆ END OF PUBLIC HEARING ◆◆◆

IV. APPROVAL OF MINUTES – March 13, 2013

V. REVIEW/DISPOSITION OF APPLICATIONS

VI. UNFINISHED BUSINESS

VII. OTHER BUSINESS

► Master Plan Update

VIII. CHAIRMAN/BOARD MEMBERS COMMENTS

IX. DIRECTOR'S REPORT

X. ADJOURN 1:55 p.m.